

Embden Planning Board – July 14, 2022

Members present were Chairman Leo Mayo, Ann Bridges, Myles Durkin, Kelly Bragg, and alternates Randy Caldwell and Aaron Crocker. Also present were CEO Terri Lamontagne; Richard Dickey; Ron Uyeno and Celeste Chasse; Kim and Jim Storey; Janet and Kent Garland; Thomas and Jess Hutchins; Edwin Gray; Matt Kelly; Karen and Lowell Piper and Janiece Holmes.

The Chairman asked Randy Caldwell to sit in place of Bill Gassertt.

Correspondence: None

The minutes were accepted as presented.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
2836	Raymond Doughty	To construct 8' x 10' one story accessory building 10' high on posts to be no closer to road than existing camp; site review completed 06/06/22; 57 Cranberry Drive; Tax Map 003; Lot 006		\$25.00	#22893-1
2837	Richard Dickey	To emplace 16' x 68' one story mobile home 12' high on concrete slab with 12' x 16' porch on posts; to construct 8' x 12' accessory building one story 10' high on posts; site review completed 07/11/22; 1043 Kennebec River Road; Tax Map 007, Lot 022	Ext. #1879	\$25.00	#23125-1
2838	Ronald Uyeno	To construct 18' x 20' one story 10' high garage on concrete slab; site review completed 07/11/22; 412 Kennebec River Road; Tax Map 006, Lot 029		\$25.00	#23108-1
2839	Jim Storey	To construct rock wall 88' long; 5' tall; and 12" wide; 100' HWM; to construct 1250 sw. ft. stone patio 100' HWM; site review completed 07/02/22; 2437 Embden Pond Road; Tax Map 028 Lot 001-003		\$25.00	#23098-1
2840	Kent Garland	To emplace 8' x 40' one story 9' high storage container box on blocks; site review completed 07/11/22; 35 Concord Corner Road; Tax Map 11, Lot 020		\$25.00	#23127-1
2841	Janeice Holmes	To construct 35' x 40' two story garage 28.2' high on concrete slab; site review completed 07/13/22; Wentworth Road; Tax Map 005, Lot 012		\$25.00	#23137-1
2842	Edwin Gray	To construct 40' x 30' one story garage 18' high on concrete slab; site review completed 07/11/22; 64 Rusty Drive; Tax Map 005, 036		\$25.00	#23119-1
2843	Matthew Kelley	To construct 24' x 28' dwelling 1 ½ story 18' high on concrete slab with 6' x 24' porch on posts; site review completed 07/11/22; Oakley Lane; Tax Map 2, Lot 045-011	Ext. #1877	\$25.00	#23069-1

2844	Karen Piper	To construct 28' x 32' 1 1/2 story garage 20' high on concrete slab; 16' from center of road; site review 07/12/22; 11 Sumac Drive; Tax Map 21, Lot 7	\$25.00	#23019-1
------	-------------	---	---------	----------

Due to the late hour and several applications remaining on the agenda it was voted to continue the meeting to July 21, 2022 at 7 p.m.

Present at the continuation meeting were Leo Mayo, Ann Bridges, Myles Durkin, William Gassertt and alternates Randy Caldwell and Aaron Crocker along with CEO Terri Lamontagne. The Chairman asked Aaron Crocker to sit in place of Kelly Bragg.

AB inquired of the Chairman that since there was a great deal of discussion about the provision in the ESZO that structures needed to be 48' from the center of the road could she discuss this matter with the Town Attorney Ken Lexier. It was agreed that she could.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
2845	David Curtis	To construct 14' x 32' concrete slab; to emplace 100 yds. gravel; site review completed 07/11/22; 116 Cardinal Drive; Tax Map 35, Lot 35		\$25.00	#22909-1

Next on the agenda was a request by Charles and Michelle Padgen (74 Mill Road; Tax Map 22, Lot 020) to extend their water line. After a review of the application it was determined that no action was required and the fee was to be returned.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
2846	Fonda Lorenz	To construct 28' x 28' two story garage 29' high on concrete slab and frost wall; site review completed 07/12/22; South Shore Road; Tax Map 034, Lot 012-002		\$25.00	#23015-1
2847	Justin Frost	To construct 8' x 63' wrap around porch with roof on posts; site review completed 07/11/22; 162 Dunbar Hill Road; Tax Map 008, Lot 007		\$25.00	#23044-1
2848	Dam Champany	To construct 16' x 24' one story 10' high pole bar on posts; site review completed 07/11/22; 414 Dunbar Hill Road; Tax Map 11, Lot 42		\$25.00	#23088-1

The Board further discussed the matter of having the CEO do all of the rural permits and only bring those to the Board that she felt had issues. Any permits for solar arrays, cell towers, etc. would be brought to the Board for approval. The Board was all in agreement with this arrangement. The secretary will prepare a letter to the Selectmen who their approval at their next Board meeting.

The CEO asked the Chairman if she could address the Board about on issue that has come to her attention concerning Snowshoe Village. The Chairman said yes. She stated that a

very large boat slip (for possibly 12 boats) has been recently placed near the property owned by Dow. In doing some research and discussion with the town attorney it was determined that the original subdivision plan stated that they were allowed 6 moorings. There is also another large boat slip in the area of the old restaurant. Since according to the CEO and town attorney, they are clearly in violation of the subdivision plan. The Board members discussed this matter and review the original and were in agreement that Snowshoe Village subdivision plan would need to be revised. The CEO will be sending a letter of violation and inform them that they will need to apply for a revision to their subdivision plan.

There being no further business to come before the Board, it was voted to adjourn.
Adjourned at 8:08 p.m.

Respectfully submitted,

Ann C. Bridges, Secretary